



Building/Energy Code Checklist Subject-to-Field-Inspection Permits (R-1/R-3)

Property Address: _____

Project #: _____ Permit #: _____

I understand that items indicated below are required by code and will have to be addressed before the Building Inspector will approve the final inspection. I understand that if I am uncertain as to specific code requirements, I may contact my inspector for clarification. Otherwise, I accept responsibility for code compliance and for making changes as required by my inspector to meet code requirements.

I also understand and acknowledge that no review will take place under this permit to verify existing uses and occupancies. I accept full responsibility for the accuracy of the information regarding the existing legally established uses, and understand that in no case does this permit serve to establish a new use or occupancy, nor to change an existing use or occupancy.

I understand that this document is to be kept with my issued permit and is part of the approved permit documents.

(Signature) _____

- ____ 1. *Separation between dwelling and garage/carport:*
 - ____ a. No separation required if entirely open on 2 or more sides and no enclosed uses above. (decks, non-rated walls, and openable windows are okay).
 - ____ b. Minimum ½" GWB on garage/carport side required for all garages/carports not covered by 1a. Above, with self-closing solid core door (no windows).
 - ____ c. 1-hour firewall required if less than 3 feet from property line (no openings allowed; overhangs. Must be a minimum 2' from property line, except steel gutter allowed closer).
- ____ 2. *Egress windows: Required for 1 window/bedroom or sleeping area (below 4th floor) and 1 window/basement.*
 - ____ a. Min. net clear area = 5.7 sq. ft. (min. 3'0" x 4'6" if double hung or 4'0" x 3'6" window if slider).
 - ____ b. Min. net clear opening width = 20"; min. net clear opening height = 24".
 - ____ c. Max. still height = 44" (one permanently installed step okay for existing basement).
- ____ 3. *Light and ventilation for habitable spaces:*
 - ____ a. Min. glazed exterior opening area = 10% of floor area.
 - ____ b. Min. openable ext. opening area = 5% of floor area (unless mechanical ventilation provided).
 - ____ c. OK if openings are below decks & roofed porches w/min. ceiling ht. of 7 ft. (long side 65% open).
- ____ 4. *Mechanical/Ventilation* – required for habitable rooms of additions and alterations more than 500 sq. ft. or that include a kitchen, bathroom and other areas where cooking odor or excess water vapor will be produced.
 - ____ a. Min. 50 CFM for bathroom and laundry; min. 100 CFM for kitchen.
 - ____ b. Min. air intake openings = 4 sq. in. per room.
 - ____ c. Whole house fan: See SMC Table e-B
- ____ 5. *Smoke detector* required inside and outside of sleeping areas and all floors. Must retrofit with battery-operated or direct wired smoke detectors if value of any work exceeds \$2,500.
- ____ 6. *Stair requirements (applies to all R-3 stairs and R-1 private stairways):*
 - ____ a. Min. width = 36"
 - ____ b. Max. height/rise = 8"; min. tread run = 9"
 - ____ c. Min. headroom = 6'8"
 - ____ d. Handrail 34"-38" above tread nosing (return ends)
 - ____ e. Handrail grasp dimension: min. 1 ¼", max. 2"
 - ____ f. Winding stairs:
 - Min. tread run at narrowest point = 6"
 - Min. tread run 12" from narrowest point = 9"
 - ____ g. Spiral stairs:
 - Min. clear walking area width = 26"
 - Min. tread run 12" from narrowest point = 7 ½"/max. riser height = 9 ½"

7. *Ceiling height in additions and alterations:*
- Min. 7'0": for new construction or additions
 - Min. 6'8": if building was in existence prior to 10/17/79 (see D.R. 10-94 for specifics).
 - Rooms with sloped ceilings require minimum ceiling height in $\frac{1}{2}$ of the area. (Portions of the room with ceiling height less than 5 ft. do not count in total area).
8. *Energy requirements* (Prescriptive approach – Path II only) *for alterations:*
- Min. ceiling insulation = R-38, (R-30 at single rafter ceilings)
 - Min. wall insulation = R-21 (Note: Framing must be wood. Metal not allowed under prescriptive approach)
 - Min. floor insulation above unheated space = R-30
 - Min. slab on grade perimeter insulation = R-10
 - Max. glazing U-factor (see CAM #303A)
U = 0.40 for vertical (windows and doors); U = 0.58 for overhead (skylights)
 - Max. door U-factor = 0.20
 - Max. glazed area = 15% of floor area
 - Note: Count rough opening area for all glazing in house and entire heated floor area.
 - If increasing rough openings for glazed areas, you must compensate with one or a combination of the following:
 - 2 x _____ sq. ft. of total net increase in rough area openings = _____ sq. ft. of storm windows.
 - 7 x _____ sq. ft. of total net increase in rough area openings = _____ sq. ft. of R-30/R-38 insulation in ceiling or R-30 insulation for crawl space or unheated floor.
 - 1 x _____ sq. ft. of total net increase in rough area openings = _____ sq. ft. of existing windows to be replaced with U = 0.40
9. *Energy requirements* (Prescriptive approach) *For additions only:* Heat source: _____
- Provide calculations if using area-weighted averaging (see CAM 303)
 - Glazing percentage proposed _____%; required Prescriptive path _____:
 Windows U-factor: _____ Wall insulation above grade: _____
 Skylight U-factor: _____ Wall insulation below grade: _____
 Doors U-factor: _____ Interior: _____
 Ceiling insulation: _____ Exterior: _____
 Single-rafter ceiling: _____ Insulation for _____
 Floor insulation: _____ Slab on grade: _____
- Note that 2 x 12 framing is required for single rafter ceilings with R-30 fiberglass batts. R-21 wall insulation requires 2 x 6 construction for fiberglass batts. Framing must be wood. Metal not allowed under prescriptive approach.
- IF ADDING NEW HEATING EQUIPMENT CAPACITY, BRING A COPY OF THIS FORM WHEN APPLYING FOR ELECTRICAL OR FURNACE PERMIT.**
- Heat source for the addition: _____ new; _____ extension of existing system; _____ unheated.
 - If new heat, maximum capacity allowed: 20 BTUH/sf or 5.86 WATTS/sf X _____sf addition = _____ BTUH, or _____ WATTS.
 - If extending existing system, Equipment Sizing Form must be provided with Electrical/Furnace Permit application.
10. Foundation location: **Property corners** must be accurately determined and indicated on site for foundation inspection. A survey **may** be required. Fence locations will not be accepted as establishing property corners.
11. Other requirements:
- Guardrails:* min. 36" ht. max. 4" spacing between intermediate members (42" min. ht. for R-1 exterior).
 - Footings:* bottom min. 12" below grade, top of foundation wall min. 6" above grade.
 - Concrete slabs on grade:* 3 $\frac{1}{2}$ " min. thickness.
 - Pier blocks:* min. 12" x 12" size; resting on concrete pad min. 12" below grade.
 - Foundation walls:* Provide two (2) #4 rebar top and bottom and at all windows/door openings.
 - Foundation anchor bolts:* min. $\frac{1}{2}$ " x 10", 6 ft. on center max. with two (2) bolts per piece of plate and at least one (1) bolt within 12" at end of each piece (required for new construction).
12. **IF THIS LINE IS CHECKED, YOU MUST CONTACT YOUR INSPECTOR PRIOR TO BEGINNING THE CONSTRUCTION.**